

**350 Chapalina Gardens SE  
Calgary, Alberta**

**MLS # A2190317**



**\$900,000**

<b>Division:</b>	Chaparral		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,845 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Brush, Landscaped, Underground Sprinklers, Pie Shaped Lot, Priv		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan		

**Inclusions:** N/A

Welcome to this immaculate home situated on a quiet street in the heart of the sought after community of Lake Chaparral in Southeast, Calgary. Walking Distance to parks, schools, walking paths, Shopping Centres and the lake, where you get full access all year round ! With close proximity to Macloed Trail & Stoney Trail, this home gives you easy access to anywhere in the city and out of the city ! This extremely well cared for home welcomes you with a large front foyer, a den/office space off the entrance, a full dining room and a large open floor plan on the main level with hardwood throughout where the family can be together all parts of the day. The kitchen has wood cabinets with granite counters, a pantry, beautiful black stainless steel appliances all less than 3 years old, and a perfectly sized island! With a built in fireplace and carpet, the living room is a great place to stay warm and cozy on those winter nights and flows flawlessly between both dining rooms and the kitchen, perfect for entertaining and holiday dinners! Finishing off this level is a 2 piece bathroom and laundry off the garage entrance. The over sized garage has enough height for a car lift and fits a full sized truck, with an 18 Foot Door and is equipped with a sub panel ! Upstairs boasts a large bonus room for the kids to play, or setup as a theatre room, 2 really good sized bedrooms, a 4 piece bathroom and a large primary bedroom oasis with a 5 piece ensuite, that has a tiled standing shower, a jetted tub, 2 individual sinks, a large walk-in closet AND a bonus sitting area perfect for morning coffee, nightly wine, or yoga! The unfinished basement is framed and perfectly designed, waiting to be finished ! The backyard is well designed with privacy at top of mind, and fully irrigated ! The 2 tier deck comes with a BBQ gas line and over looks the kids playing in the yard, and the hot tub is fully private from all

sides when the cover is up ! This home has many upgrades including a new hot water tank (1 year old), Dual stage furnace & A/C (4 Years Old), All Kitchen Appliances (3 Years Old), Roof (3 Years Old), South & East Siding (3 Years Old). This home has been very well cared for and is a perfect home for families of all sizes to make so many new memories inside and outside ! Don't miss out on this amazing property !